

*Bedford*

# Strategic Sites for Business

Bedford

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Millions  
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business space

1 team  
to help you

2 hours  
to half of UK's  
population

40 mins  
to London

**Bedford**

50,000  
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30 miles

## Welcome

Welcome to our latest prospectus about Bedford's Strategic Sites for Business. It continues to demonstrate why Bedford is a great location for business and how it can meet business accommodation and associated needs whatever the scale, line of business or connectivity need. You will get a close feel for where Bedford is, what Bedford is about and then, most importantly, see some detail of Bedford's strategic sites and premises for business that are on offer. **We have needed to update this document to capture the fact that things are moving quickly in Bedford.**

## Why Bedford?

### Central for Business

At the heart of Europe's leading economic regions, 20 minutes away from flights to 100 international destinations, half the UK's population within a two hour drive, good access to each of the Midland, East and West Coast Mainline railways; In a world where everywhere claims to be 'central', Bedford's location actually means something. A place that benefits from its neighbours and yet retains its own individuality, Bedford sits confidently between the thriving cities of Cambridge and Milton Keynes in a key position in Europe's dynamic innovation region and just up the road from London. Bedford is central for business and central for living.

### The Greater South East - the UK's Super Region

Bedford is part of the Greater South East, a super-region which encompasses more than half the country's universities and 60% of the UK's research and development. London, the global city at the very heart of this super-region, is surrounded by hotspots of growth and new opportunities. Bedford is one such hotspot that will help ensure that the Greater South East will be a dominant global force in the future.

### The Oxford to Cambridge Arc and The Golden Triangle

Bedford sits in the middle of the Oxford to Cambridge Arc which with London delineates The Golden Triangle. This is where world-class innovation and entrepreneurial activity draws inspiration from a proliferation of universities, colleges and research institutes. Bedford is perfectly placed to play a major role in this innovation hothouse with the world renowned Cranfield University and a host of other academic institutions and corporate R&D centres.

### Competitive - The Place to Do Business

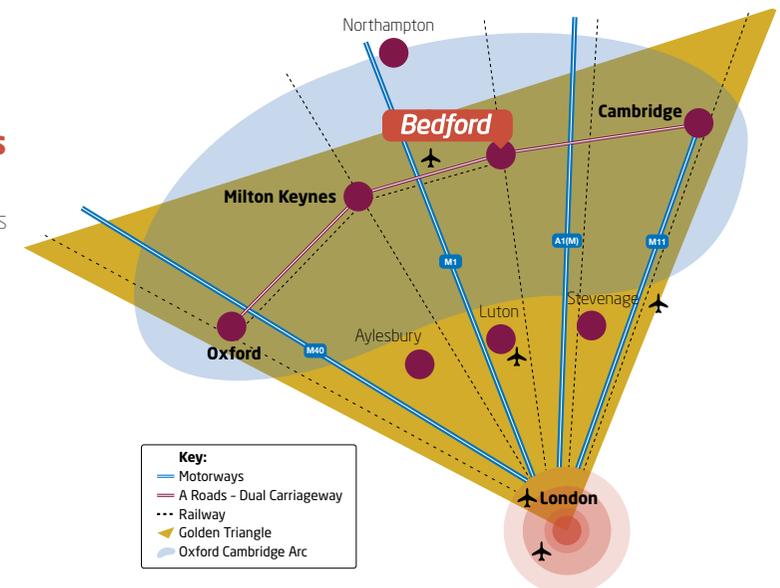
With great connectivity that just keeps on improving, an increasingly attractive town centre, some of the best schools and colleges in the country, more than 50,000 university students within 30 miles, lower than might be expected building costs and a broad range of sites and premises, Bedford is a highly competitive place to do business.



*Dave Hodgson*  
Mayor of Bedford



*Philip Simpkins*  
Chief Executive  
Bedford Borough Council



## Key Business Growth Statistics

### Connectivity

#### By road

- Excellent road links to London, Birmingham, Cambridge, Milton Keynes and beyond
- Major Road improvements completed including the dualling of the A421 link in 2010 to the M1 motorway and A1, providing sub-10 minute access
- Completed major section of Bedford Western Bypass (A421 to A428). Completion of final section (A428 to A6) soon

#### By rail/coach

- Fast and frequent trains to London and St. Pancras International Eurostar terminal (journey times as little as 40 minutes)
- Direct Midland Mainline trains also to Leicester, Nottingham, Sheffield, Derby and beyond and good access to the East and West Coast Mainlines with an East West Rail service in prospect
- Central to the Oxford - Milton Keynes - Bedford - Cambridge X5 internet enabled coach service
- New bus station on the way, along with massive rail capacity increases and further electrification

#### By air

- The very accessible London Luton International Airport now handles about 10m passengers a year travelling to 100 destinations in 30 countries serving a huge business travel market
- Other accessible airports include the even closer Cranfield Airport for executive flights and London's Heathrow and Stansted international airports

### Business Land

- Over 60 hectares (150 acres) of land developed for businesses since 2001
- Over 80 hectares (200 acres) more identified and as much again being considered through the planning process

### Businesses and Jobs

- Over 6,000 businesses employing some 75,000 people
- Strong business start-up performance particularly in the knowledge sector
- Growth in jobs keeping pace with our stretching growth area related target
- A rate of growth in jobs significantly ahead of regional and national rates

#### Journey times from Bedford

Place	Road	Rail
Birmingham	1 hr 30	2 hrs 00
Cambridge	45 mins	1 hr 10 <sup>1</sup>
Cranfield	15 mins	38 mins <sup>2</sup>
Derby	1 hr 45	1 hr 19
Felixstowe Port	2 hrs 9	3 hrs 16
Leicester	1 hr 15	45 mins
London	50 mins	40 mins
London Luton Airport	37 mins	15 mins
Milton Keynes	20 mins	40 mins
Nottingham	1 hr 45	1 hr 18
Northampton	40 mins	1 hr 11
Oxford	1 hr 30	2 hrs 00 <sup>3</sup>
Sheffield	2 hrs 15	1 hr 57
London Gateway Port, Thurrock	1 hr 43	2 hrs 19

1. x5 coach. No direct train

2. 52 bus. No direct train

3. x5 coach. No direct train

## Key Business Growth Statistics

### Workforce

- An 80,000 strong workforce
- Over 30% with NVQ4 (degree level) qualifications, higher than regionally and nationally
- High participation in job-related training

### Education

- Major local Higher Education facilities include the University of Bedfordshire with 23,000 students and Cranfield University with 3,800 post graduate students, 14,500 continuing professional development delegates and world-class research specialisms in aerospace, automotive, bio-science, energy, environment, manufacturing, security and defence
- Bedford College with 16,000 students is rated by OFSTED as 'outstanding', a centre of vocational excellence in 5 disciplines and a trainer of thousands of managers and employees each year
- GCSE and A level results are above the national average with a number of the local schools amongst the best performing schools in the country, with specialist status in business and enterprise, maths and computing, humanities, arts and sport
- Top rated as 11th best place in country for primary education in 2012

### Town Centre

- Bedford, being a major regional town, is a substantial retail centre with nearly 3 m sq ft of retail floorspace
- The town centre is also undergoing a massive renaissance with large scale 'quarter' redevelopments. The award winning Castle Quay development, in the Cultural Quarter, is complete and almost fully occupied. The Riverside and bus station development schemes are moving forward and will deliver major new retail space, leisure facilities, hotel, cinema, housing and improved transport interchanges

### Housing

- Some 67,000 homes, with major growth
- Ranging from central urban riverside apartments, close to town terraces and green suburban mix to rural local stone and brick homes in a variety of river valley, woodland and other countryside settings
- Recently growing at around 600 homes a year, provision has been made for future growth at double this rate supporting a substantial workforce increase
- With house prices around 10% below the regional average and over 4% below the national average, Bedford is well placed from an affordability perspective



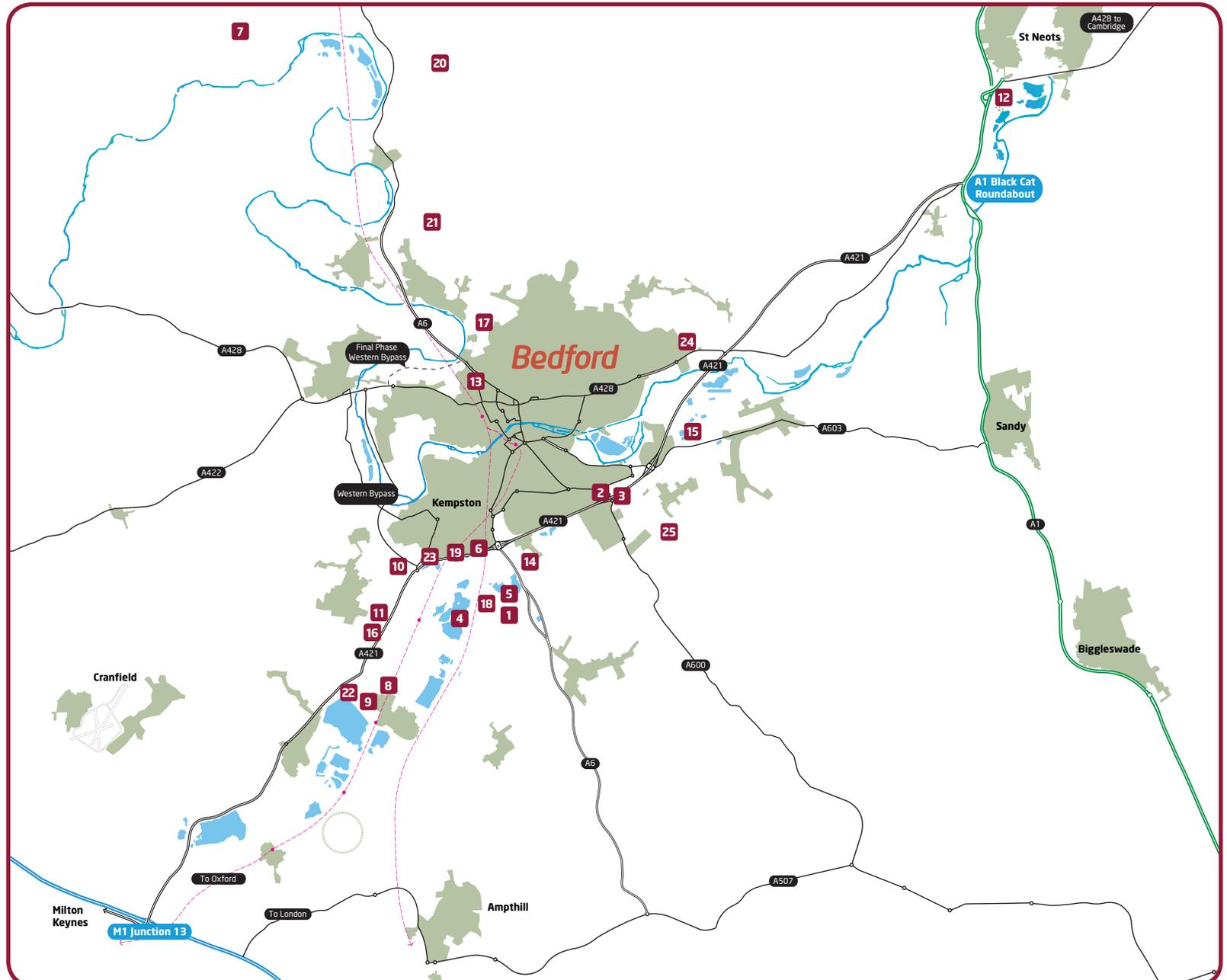
# Strategic Sites for Business Summary, Locations and Details

Category/Business Site Name and Location	Area*	Floorspace*	Jobs*	Broad Indication of Nature of Site/Proposed Uses
<b>Quality Immediately Available New Sites</b>				
1. M1/A1 Central, Wixams	8.0 ha	32,000 m <sup>2</sup>	800	Business area in new settlement, housing under construction
2. G.Park, Cambridge Road, Bedford	5.8 ha	26,000 m <sup>2</sup>	650	Industrial and logistics site – units to suit up to 24,000 m <sup>2</sup>
3. Apex Site, Cambridge Road, Bedford	5.7 ha	23,000 m <sup>2</sup>	600	Site for range of commercial uses
4. Coronation Business Park, Bedford	4.2 ha	16,000 m <sup>2</sup>	400	Site for B1/B2/B8 use, a range of units built to suit
5. Wixams Island	3.0 ha	12,000 m <sup>2</sup>	300	Site for prestigious B1 development
6. Interchange Park, Bedford	3.5 ha	9,900 m <sup>2</sup>	250	Site for industrial, storage and other business uses to suit
7. Colworth Science Park	-	6,000 m <sup>2</sup>	250	Science Park, new, space for grow-on and existing floorspace
8. Stewartby Business Area	2.4 ha	9,600 m <sup>2</sup>	250	Site for business adjacent to major new housing area
<b>Quality Short to Medium Term New Sites</b>				
9. Stewartby Brickworks Area	57.0 ha	237,000 m <sup>2</sup>	5,900	Site for business adjacent to major new housing area
10. Bedford Connect	18.0 ha	90,000 m <sup>2</sup>	1,800	Strategically excellent site for B1 a/b/c and B8 use
11. Marston Vale Innovation Park Phase 1	8.0 ha	32,000 m <sup>2</sup>	800	Area for innovation/high tech manufacturing park
12. Wyboston Business Site	5.8 ha	18,500 m <sup>2</sup>	450	Site for Innovation Centre/R&D units
13. A6 Clapham Roundabout Business Area	4.0 ha	25,000 m <sup>2</sup>	600	Site for business adjacent to major new housing area
<b>Quality Medium to Longer Term New Sites</b>				
14. Medbury Farm, Elstow	31.0 ha	124,000 m <sup>2</sup>	3,100	High quality business park with R&D focus
15. Bedford River Valley Park	13.6 ha	68,000 m <sup>2</sup>	1,400	Site for business within green space project
16. Marston Vale Innovation Park Phase 2	10.0 ha	50,000 m <sup>2</sup>	1,000	Innovation business park extension, B1/B2 use
17. Land West of Manton Lane	6.0 ha	30,000 m <sup>2</sup>	600	Site for B1 a/b/c and B2
18. Wixams Expansion Business Area	5.0 ha	25,000 m <sup>2</sup>	500	Employment area in new settlement expansion
19. West of B530 Business Area	3.4 ha	13,600 m <sup>2</sup>	350	Land for business use
<b>Distinctive Existing Sites</b>				
20. Thurleigh Airfield Business Park	17.8 ha	71,200 m <sup>2</sup>	1,800	Former airfield land for business uses B1 and B2
21. Twinwoods Business Park	-	13,000 m <sup>2</sup>	1,000	Former research establishment, land and units for B1/B2/B8
<b>Quality New building</b>				
22. Stewartby Head Office Building	-	6,000 m <sup>2</sup>	600	New head office building, possible research establishment
<b>Newer Existing Buildings</b>				
23. Woburn Road Industrial Estate, Kempston	-	16,500 m <sup>2</sup>	400	Existing industrial estate units - various up to 5,000 m <sup>2</sup>
<b>Older Existing Buildings</b>				
24. Elms and Viking Industrial Estate	-	37,500 m <sup>2</sup>	1000	Existing industrial estate units - various up to 6,500 m <sup>2</sup>
<b>Distinctive Existing Building</b>				
25. Cardington Shed No.1	-	20,000 m <sup>2</sup>	500	Former airship shed available for various uses

\* This data is approximate based on available data. Floorspaces calculated from site areas on the basis of 40% site coverage. Job numbers have been calculated approximately (for most sites a straight forward 40 m<sup>2</sup> per worker rounded)

## Location of the Strategic Sites

- 1 M1/A1 Central, Wixams
- 2 G.Park, Cambridge Road, Bedford
- 3 Apex Site, Cambridge Road, Bedford
- 4 Coronation Business Park, Bedford
- 5 Wixams Island
- 6 Interchange Park, Bedford
- 7 Colworth Science Park
- 8 Stewartby Business Area
- 9 Stewartby Brickworks Area
- 10 Bedford Connect
- 11 Marston Vale Innovation Park Phase 1
- 12 Wyboston Business Site
- 13 A6 Clapham Roundabout Business Area
- 14 Medbury Farm, Elstow
- 15 Bedford River Valley Park
- 16 Marston Vale Innovation Park Phase 2
- 17 Land West of Manton Lane, Bedford
- 18 Wixams Expansion Business Area
- 19 West of B530 Business Area, Bedford
- 20 Thurleigh Airfield Business Park
- 21 Twinwoods Business Park
- 22 Stewartby Head Office Building
- 23 Woburn Road Industrial Estate, Kempston
- 24 Elms and Viking Industrial Estate
- 25 Cardington Shed No.1



1.

## M1/A1 Central, Wixams

### Wixams, Bedford

This is a major quality employment area within a new 4,500 home settlement currently under construction.

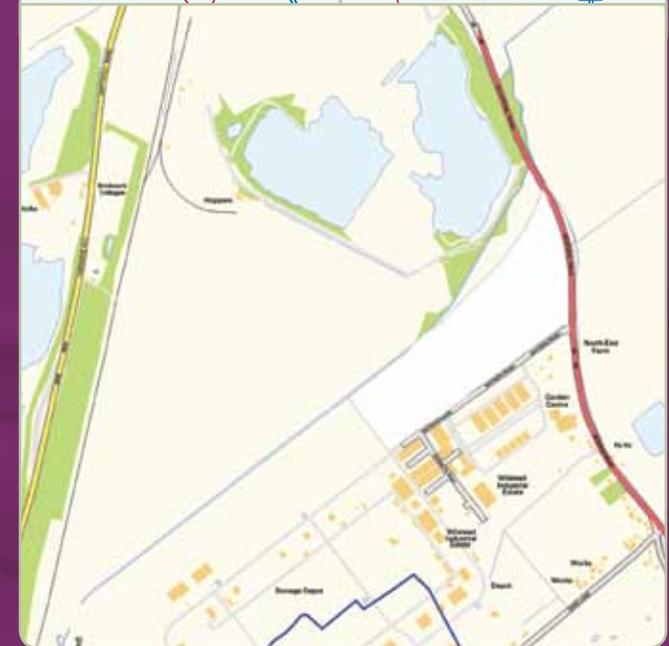
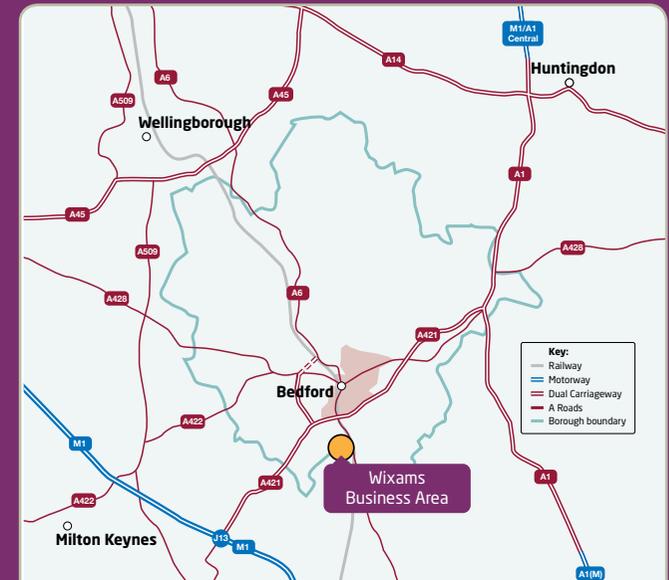
The area is located just 5 minutes from Bedford Town Centre, has direct access to the A6 and straightforward access to the Bedford Southern Bypass (A421) providing rapid access to both the A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air. It is also close to the proposed new Wixams railway station on the Midland Mainline.

#### Contact

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#### Key Data

Area	Approximately 8.0 ha/20 acres
Floorspace	Approximately 32,000 m <sup>2</sup> / 350,000 sq ft
Development Aims	High quality B1 premises
Existing Uses	New settlement employment area
Planning Status	Planning Permission for B8 Development up to 31,000 m <sup>2</sup>
Terms	Freehold
Timing	Land immediately available
Transport	Short road access to Bedford Southern Bypass (A421)
Indicative additional jobs	c.800



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2.

# G.Park

## Cambridge Road, Bedford

This high quality park is home to Asda, Movianto and a newly constructed manufacturing facility for Lantmannen Unibake. There is space to accommodate additional manufacturing or distribution operations from 40,000 to 260,000 sq ft.

The park has direct access to the Bedford Southern Bypass providing rapid links to both the A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air.

### Key Data

Area	5.8 ha/14.3 acres land remaining
Floorspace	Indicative 26,000 m <sup>2</sup> /300,000 sq ft
Development Aims	High quality business units (B1 to B8)
Existing Uses	Partly developed business park
Planning Status	Outline permission and employment designation
Terms	Freehold or leasehold
Timing	Land immediately available
Transport	Direct onto Bedford Southern Bypass (A421)
Indicative additional jobs	c.800



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# 3.

## Apex Site Cambridge Road, Bedford

Adjacent to the highly successful Priory business Park and sought after G.Park, this prime site of 5.7 ha lies at the eastern end of the Cambridge Road business area, on the southern edge of Bedford.

It has direct access to the Bedford Southern Bypass (A421) providing excellent connectivity with both the A1 and M1. Milton Keynes, Cambridge, London and the South, the Midlands and the North and beyond are not far away by road, rail or air.

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### Key Data

Area	5.7 ha/14 acres
Floorspace	Indicative 23,000 m <sup>2</sup> / 250,000 sq ft in total
Development Aims	Various business uses subject to planning
Existing Uses	Vacant land delineated by road schemes
Planning Status	Part has expired outline permission, the complete site is proposed through the emerging Allocations and Designations Plan
Terms	Freehold or leasehold
Timing	Land immediately available
Transport	Direct onto Bedford Southern Bypass (A421)
Indicative additional jobs	c.600 in total



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# 4.

## Coronation Business Park Kempston Hardwick, Bedford

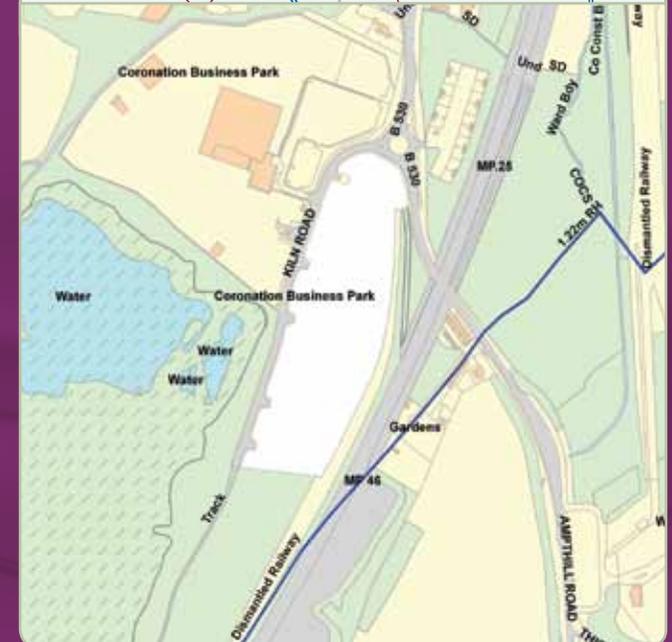
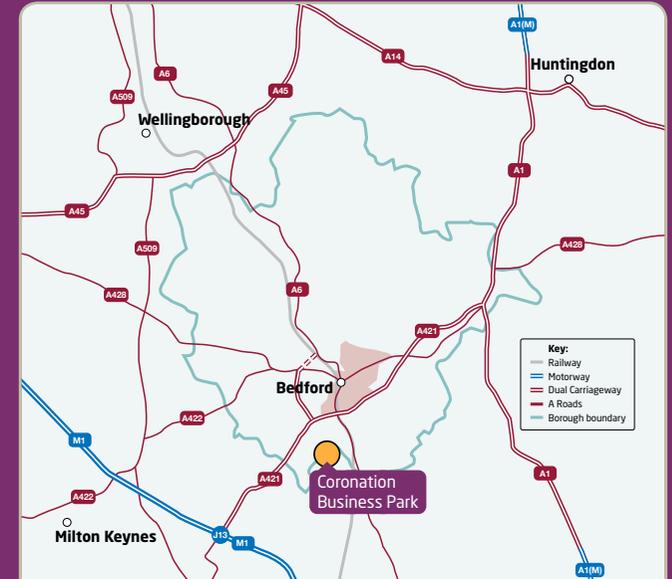
This vacant site of about 4 ha/10 acres, adjacent to British Car Auctions, has indicative plans suggesting 10 office units up to 1,100 m<sup>2</sup> and 15 industrial units of up to 2,800 m<sup>2</sup>. Property will be built to suit and available on lease. Other uses will be considered, subject to planning. The park is just off the Bedford Southern Bypass (A421) providing rapid dual carriageway connectivity with both the A1 and M1. Milton Keynes, Cambridge, London, the Midlands, the North and beyond are therefore not far away by road, rail or air.

### Contact

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### Key Data

Area	Approximately 4 ha/10 acres available in various plots
Floorspace	Indicative 16,000 m <sup>2</sup> / 172,000 sq ft in total
Development Aims	B1, B2 or B8 as required, or other uses subject to planning
Existing Uses	Vacant land
Planning Status	Full detailed approval with layout and floor plans
Terms	Freehold or leasehold
Timing	Units available as and when built to suit
Transport	One mile to Bedford Southern Bypass (A421)
Indicative additional jobs	Additional Jobs: c.400



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# 5.

## Wixams Island Wixams, Bedford

This prominent and exclusive site for B1/R&D premises is on the edge of a high quality new settlement of 4,500 homes, currently under construction.

The area has straightforward access to the Bedford Southern Bypass (A421) providing rapid access to both the A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air. It is also close to the proposed new Wixams railway station on the Midland Mainline.

### Key Data

Area	Approximately 3.0 ha/7.5 acres
Floorspace	Approximately 12,000 m <sup>2</sup> / 130,000 sq ft
Development Aims	High quality B1 office/R&D premises
Existing Uses	Greenfield site
Planning Status	Outline consent for B1 use
Terms	Freehold
Timing	Land immediately available
Transport	Short road access to Bedford Southern Bypass (A421)
Indicative additional jobs	c.300



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# 6.

## Interchange Park Bedford

This greenfield site with outline consent has indicative plans suggesting some seven office, industrial or other commercial properties of around 2,000 m<sup>2</sup>. Property can however be designed and built to suit for freehold or leasehold.

The Park is just off the Bedford Southern Bypass (A421) providing rapid access to both the A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air.

### Key Data

Area	Approximately 3.5 ha/8.6 acres
Floorspace	Indicative 9,900 m <sup>2</sup> /107,000 sq ft
Development Aims	B1, B2 or B8 as required
Existing Uses	Vacant land
Planning Status	Outline B1, B2 and B8 planning permission
Terms	Freehold or leasehold
Timing	Units available as built to suit
Transport	Short road access to Bedford Southern Bypass (A421)
Indicative additional jobs	c.250



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7.

# Colworth Science Park

## Sharnbrook, Bedford

This prestigious science and innovation park provides a wide variety of science and business support services. The landscaped park is home to Unilever's Discovery research and 19 other knowledge based businesses which together create an interactive and thriving community.

Newly built and existing laboratory and office space is currently available on all inclusive easy-in/easy-out terms. There is also the flexibility and space to develop a new facility that is right for your business at Colworth.

'The Exchange' centre providing catering, meeting and conferencing facilities opened February 2011. This new centre also provides a base for both Cambridge University and Cranfield University.

1 team to help you

2 hours to half of UK's population

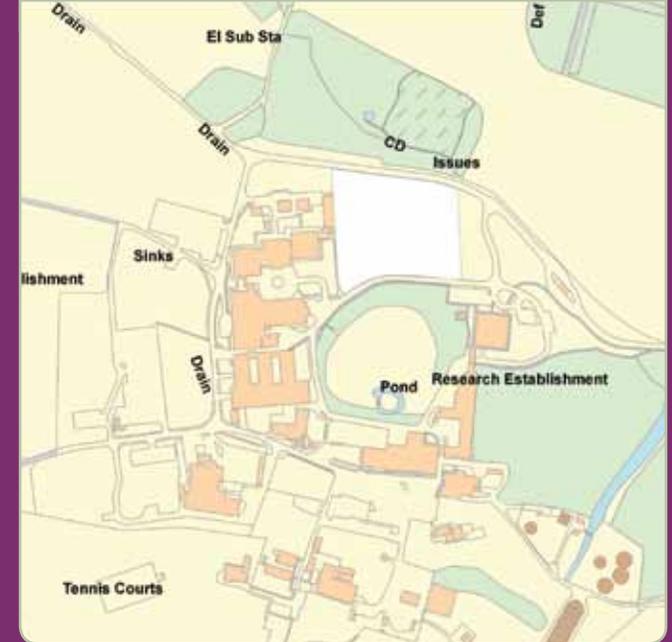
50,000 top students within 30 miles

### Contact

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### Key Data

Area	New accommodation on c.1.0 ha/2.5 acres (whole park c.500 ha/1,200 acres)
Floorspace	Existing 1,200 m <sup>2</sup> /12,000 sq ft available, new 4,800 m <sup>2</sup> /51,000 sq ft innovation centre and "grow on" space
Development Aims	High quality Science Park (B1)
Existing Uses	Operational Science Park
Planning Status	Space in existing buildings and in new innovation centre with permission for 'grow-on' building
Timing	Existing space immediately
Transport	A6 access to A45, A421 or A422 linking to the A1 and M1
Indicative additional jobs	c.250+
Other	Joint Venture between Unilever and Goodman



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# 8.

## Stewartby Business Area Stewartby, Bedford

This is a new business area of 2.4 ha on the edge of a substantially expanding residential area of some 610 homes. The area has relatively straightforward access to the dualled A421 providing access to the A1 and M1, Milton Keynes, Cambridge, London and beyond by road, rail or air.

### Key Data

Area	Approximately 2.4 ha/6 acres
Floorspace	Approximately 9,600 m <sup>2</sup> / 103,000 sq ft
Development Aims	B1, B2 and B8 premises
Existing Uses	Greenfield site adjacent to expanding settlement
Planning Status	Outline consent for B1 use
Terms	Freehold
Timing	Immediately available
Transport	Short road access to dualled A421 just south of Bedford
Indicative additional jobs	c.250



### Contact

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9.

# Stewartby Former Brickworks Area Bedford

This major brownfield site of some 57 ha, is in a very accessible position on the edge of a substantially expanding settlement and provides an excellent opportunity for large scale development.

The area has straightforward access to the dualled A421 providing access to the M1/Milton Keynes and to Cambridge, London and beyond by road, rail or air.

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### Key Data

Area	57 ha/141 acres
Floorspace	Indicative 237,000 m <sup>2</sup> / 2,700,000 sq ft in total
Development Aims	B1, B2 or B8 as required
Existing Uses	Brownfield site
Planning Status	Designated employment site
Terms	Freehold
Timing	Land immediately available
Transport	Short road access to dualled A421
Indicative additional jobs	c.5,900



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10.

# Bedford Connect Kempston, Bedford

This prominent site of 18 ha, owned by Bedford Borough Council is opposite Marsh Leys Distribution Centre, bordering the new Bedford Western Bypass (A428).

It therefore has direct access to the dualled A421 providing rapid links to both A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air.

## Key Data

Area	18 ha/44.4 acres
Floorspace	Indicative 90,000 m <sup>2</sup> / 970,000 sq ft
Development Aims	B1, B2 and B8 premises
Existing Uses	Greenfield site
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	To be determined
Timing	2013
Transport	Direct access to Bedford Western Bypass and dualled A421
Indicative additional jobs	c.1,800

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



## Contact

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# 11.

## Marston Vale Innovation Park Phase 1 Wootton, Bedford

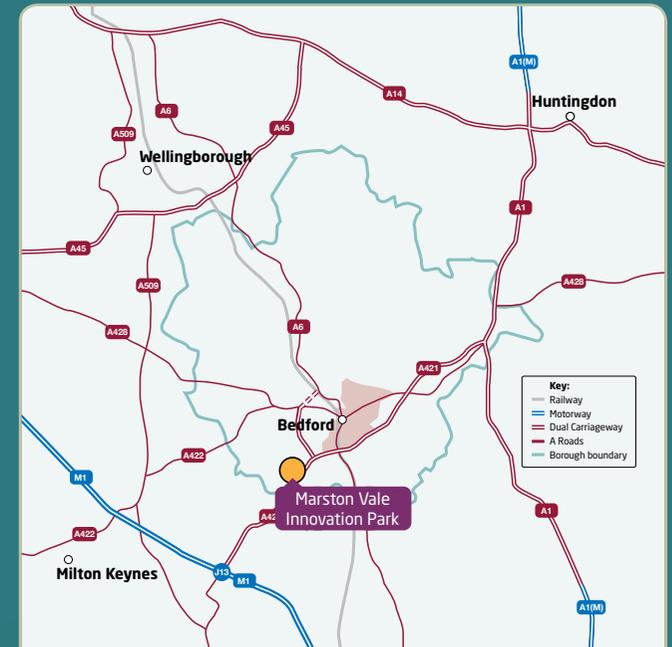
This is a proposed new, high quality Innovation Park of some 8 ha in a very accessible and potentially very attractive position on the edge of an expanding residential area.

The area has straightforward access to the dualled A421 between Bedford and M1 Junction 13, Milton Keynes, providing excellent connectivity as well with Cambridge, London and beyond by road, rail or air.

The site is owned by Bedford Borough Council.

### Key Data

Area	Approximately 8.0 ha/20 acres
Floorspace	Indicative 32,000 m <sup>2</sup> / 350,000 sq ft in total
Development Aims	High quality B1 and B2 premises
Existing Uses	Greenfield site adjacent to expanding settlement
Planning Status	Local plan allocation
Terms	To be determined
Timing	2013
Transport	Short road access to dualled A421 between Bedford and Milton Keynes
Indicative additional jobs	c.800
Other	Extension to proposed Innovation Park submitted under LDF Allocations and Designations process



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### Contact

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# Wyboston Business Site

## A1, St Neots

This prominent site of 5.8 ha adjacent to the Wyboston Lakes conference and leisure facilities and the Colmworth Business Park area has consent for R&D units.

The site is just off the A1 and A421, south of St Neots, giving excellent north-south and east-west connectivity with Bedford and Cambridge. Milton Keynes, Huntingdon, London and beyond are not far away by road, rail or air.

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- 50,000 top students within 30 miles

### Key Data

Area	5.8 ha/14.3 acres remaining
Floorspace	Indicative 18,500 m <sup>2</sup> /200,000 sq ft
Development Aims	B1/R&D
Existing Uses	Vacant land
Planning Status	Outline consent for B1/R&D uses
Terms	Freehold
Timing	Land immediately available
Transport	Direct onto A428 and A1
Indicative additional jobs	c.450



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13.

# A6 Clapham Roundabout Business Area Bedford

This Bedford Borough Council owned employment area of some 4 ha for B1 and B2 uses sits at the proposed junction end of the Bedford Western Bypass and A6 just north of Bedford.

The area has straightforward access to the A6 north from and into Bedford. Once the Bedford Western bypass (A428) second phase, providing a link to the M1 is completed, the site will have straight forward access to Milton Keynes, Cambridge, London and beyond by road, rail or air.

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1 team to help you

Millions of square feet of business space

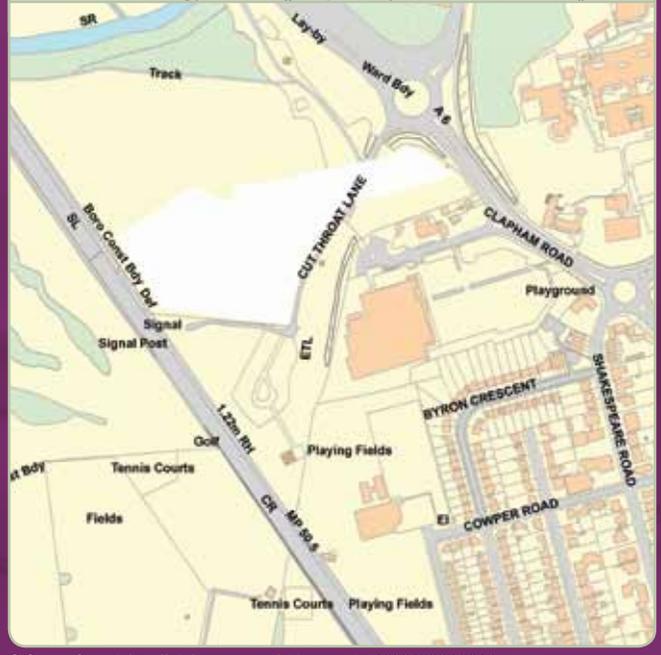
35 mins to London

**Bedford**

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Key Data	
Area	Approximately 4.0 ha/10 acres
Floorspace	Approximately 25,000 m <sup>2</sup> / 270,000 sq ft
Development Aims	B1 and B2 premises
Existing Uses	Greenfield site enclosed by bypass
Planning Status	Local plan allocation with resolution to grant consent for B1/B2 use subject to planning agreement
Terms	Freehold
Timing	2013
Transport	Immediate access to A6 along with access via Bedford Western Bypass to dualled A421 to the M1 and Milton Keynes and the A1 and on to Cambridge
Indicative additional jobs	c.600



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# 14.

## Medbury Farm Elstow, Bedford

This is a proposed new, high quality business, research and development park of some 31 hectares in a very accessible position.

The area has straightforward access to the dualled A421 between Bedford and the M1 Junction 13 Milton Keynes providing excellent connectivity as well with Cambridge, London and beyond by road, rail or air.

### Key Data

Area	31 ha/76.6 acres
Floorspace	Indicative 155,000 m <sup>2</sup> / 1,668,406 sq ft
Development Aims	High quality B1 office/R&D premises
Existing Uses	Greenfield site
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	To be determined
Timing	2013
Transport	Short road access to Bedford Southern Bypass (A421) and A6
Indicative additional jobs	c. 3,100

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



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- 50,000 top students within 30 miles
- 35 mins to London
- Bedford**

15.

# Bedford River Valley Park Bedford

This unique business site is part of the wider 868 hectare Bedford River Valley Park vision of tranquil open space, green leisure surroundings, water sports and new housing to the east of Bedford.

The site is in close proximity to the A421 southern bypass providing excellent connectivity with both the M1 and A1.

Milton Keynes, Cambridge, London and beyond are not far away by road, rail or air.

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- 35 mins to London
- 50,000 top students within 30 miles

## Key Data

Area	13.6 ha/33.6 acres
Floorspace	Indicative 68,000 m <sup>2</sup> / 730,000 sq ft
Development Aims	High Quality B1 Premises
Existing Uses	Greenfield Site
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	To be determined
Timing	2014
Transport	Short Road Access to Bedford Southern Bypass (A421)
Indicative additional jobs	c.1,400

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



16.

# Marston Vale Innovation Park Phase 2

## Wootton, Bedford

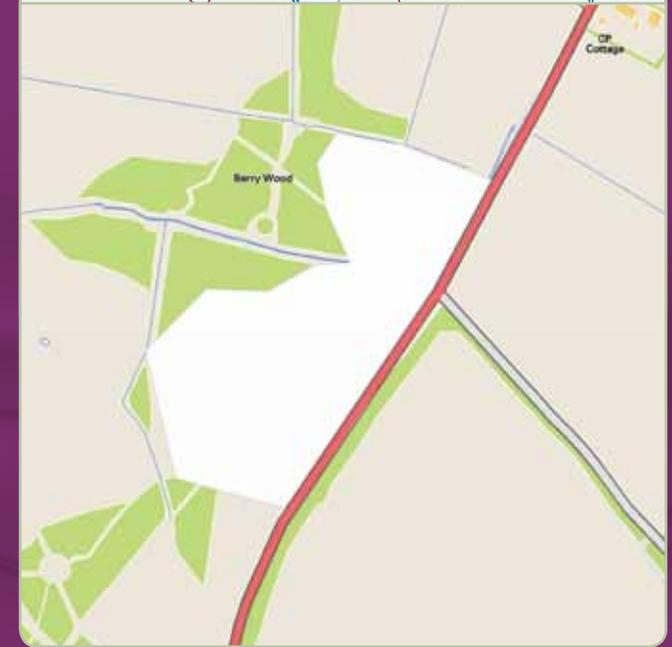
This is a proposed new, high quality innovation park extension of some 10 ha to Marston Vale Innovation Park Phase 1. Owned by Bedford Borough Council, it is set in a very accessible and potentially very attractive position on the edge of a substantially expanding settlement.

The area has straight forward access to the dualled A421 between Bedford and the M1 Junction 13, Milton Keynes, providing excellent connectivity as well with Cambridge, London and beyond by road, rail or air.

### Key Data

Area	10 ha/24.7 acres
Floorspace	Indicative 50,000 m <sup>2</sup> / 540,000 sq ft
Development Aims	High quality B1 and B2 premises
Existing Uses	Greenfield site adjacent to expanding settlement
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	To be determined
Timing	2014/15
Transport	Short Road Access to dualled A421 between Bedford and Milton Keynes
Indicative additional jobs	c.1,000

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



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17.

# Land West of Manton Lane Bedford

This vacant greenfield site of about 6 ha is located adjacent to a thriving industrial estate with some companies of an advanced engineering profile on the northern edge of Bedford including Aircraft Research Association, Bourns and Axis Electronics.

The site is close to the A6 dual carriageway offering excellent connectivity to the A421, M1 and A1 when the Bedford western bypass is completed.

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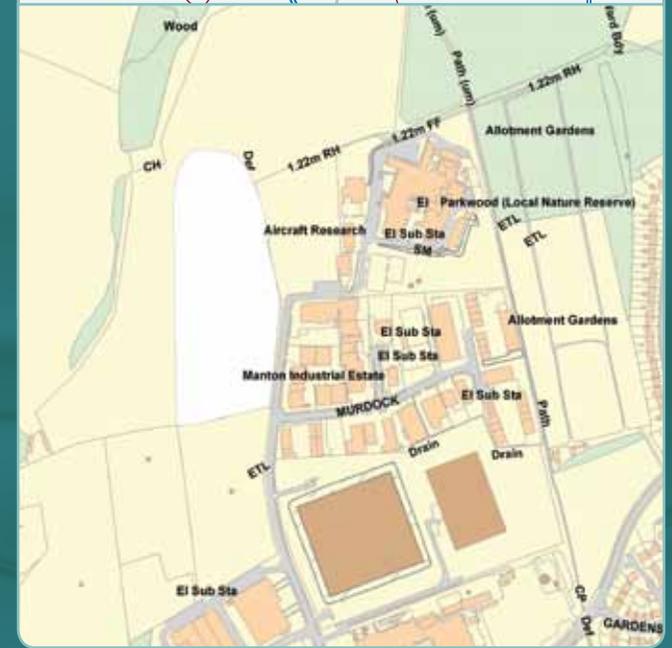
- Millions of square feet of business space
- 35 mins to London
- 1 team to help you
- 2 hours to half of UK's population
- 50,000 top students within 30 miles

## Key Data

Area	6 ha/14.8 acres
Floorspace	Indicative 30,000 m <sup>2</sup> /320,000 sq ft
Development Aims	B1 and B2 premises
Existing Uses	Greenfield site
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	To be determined
Timing	2013
Transport	Short road access to A6 along with access via planned Bedford Western Bypass to dualled A421 to the M1 and Milton Keynes to the A1 and on to Cambridge

Indicative additional jobs c. 600

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



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18.

# Wixams Expansion Business Area

## Wixams, Bedford

This is a major quality employment area within a planned extension of a new settlement currently under construction.

The area has straightforward access to the Bedford Southern Bypass (A421) providing rapid access to both the A1 and M1. Milton Keynes, Cambridge, London and beyond are not far away by road rail or air. It is also very close to the proposed new Wixams railway station on the Midland Mainline.

### Key Data

Area	5.0 ha/12.3 acres
Floorspace	25,000 m <sup>2</sup> / 270,000 sq ft
Development Aims	High Quality B1 in a mixed use scheme
Existing Uses	New settlement employment area
Planning Status	Proposed through the emerging Allocations and Designations Plan*
Terms	Freehold
Timing	2013
Transport	Short road access to Bedford Southern Bypass (A421)
Indicative additional jobs	c.500

\*Inspector's report on the soundness of the Allocations and Designations Plan anticipated early Summer 2013.



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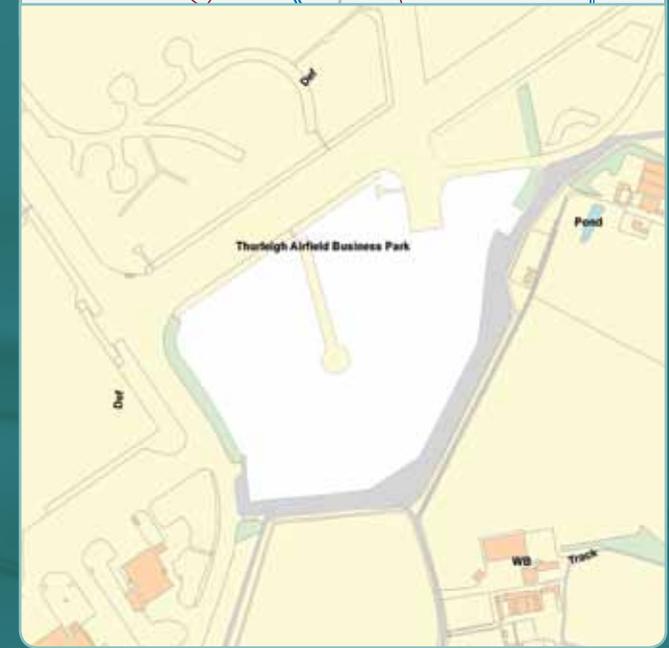
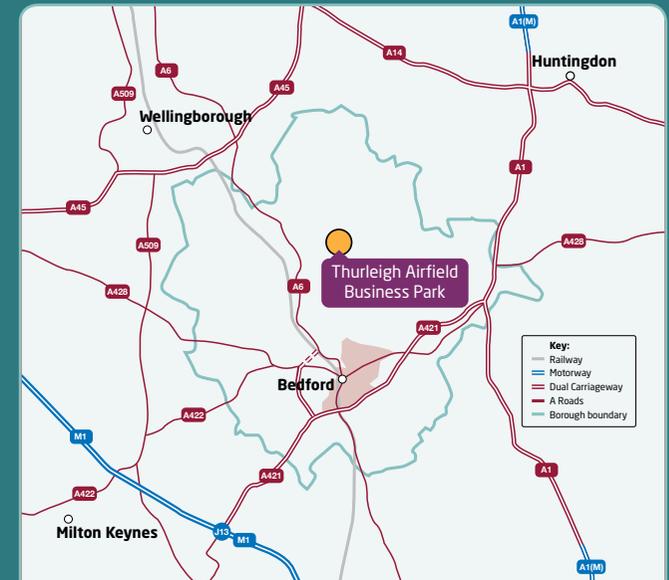


# Thurleigh Airfield Business Park Bedford

This business park, part of the wider 1,250 acre airfield, is home to a variety of industries including automotive, defence and communications businesses, such as Paragon Automotive, Arqiva and MBDA. The business park is also home to Bedford Autodrome, now owned by Motorsport Vision, and is a centre for Formula 2 racing. The site benefits from 24 hour security and easy access to major arterial routes and importantly, has substantial areas of land available for new development for B1, B2 and B8 uses. Detailed consent is held for a small unit industrial scheme within the business park which can be developed immediately.

## Key Data

Area	17.8 ha/44 acres
Floorspace	Potentially 71,200 m <sup>2</sup> / 185,000 sq ft new
Development Aims	Automotive, communications and knowledge based business park
Existing Uses	Former airfield and part automotive /R&D/comms business park
Planning Status	Space in existing buildings and detailed consent for 20,000 sq ft B1/B2/B8 scheme. Expired outline permission for 17.80 ha/44 acres B1/B2 development
Terms	Leasehold
Timing	Immediately
Transport	A6 access to A1 and M1 via A45, A421 or A422
Indicative additional jobs	c.1,800



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21.

# Twinwoods Business Park

## Clapham, Bedford

This business park, home to, amongst others, Red Bull Racing's research facility, has a number of available properties from 400 m<sup>2</sup> to 8,000 m<sup>2</sup> (up to 13,000 m<sup>2</sup> in total) and some other specific investments already on the way. The Business Park benefits from exceptional power capacity and a valid c.100,000 sq ft data centre planning permission.

Just off the A6, north of Bedford, the site has good access northwards to the A45 and the potential for good access southwards, via the Bedford Western Bypass, to the A421, M1/Bedford/A1, dualled link road. Together these will provide excellent connections with Milton Keynes, Cambridge, London and the South, the Midlands and the North and beyond.

### Key Data

Floorspace	From 400 m <sup>2</sup> /4,000 sq ft to 8,000 m <sup>2</sup> /90,000 sq ft (up to 13,000 m <sup>2</sup> /140,000 sq ft in total)
Occupier Aims	Mixed use business park, energy user/generation focus potential
Surrounding Uses	Mixed use business park
Planning Status	Permissions for B1 to B8 uses
Terms	Freehold or leasehold
Timing	Immediately available
Transport	Direct access to A6 and from there to A45 and A421, A1 and M1
Indicative additional jobs	c.350
Other	Exceptional power capacity



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22.

# Stewartby Head Office Building

## Stewartby, Bedford

This is a recently completed, unique head office type building of some 6,000 m<sup>2</sup>. In a superb lakeside location adjacent to Stewartby Business area site, the building has straightforward access to the dualled A421 providing excellent access to the M1/Milton Keynes and to Cambridge, London and beyond by road, rail or air.

### Key Data

Floorspace	Approximately 6,000 m <sup>2</sup> /65,000 sq ft
Occupier Aims	HQ premises
Surrounding Uses	Former brickworks land and leisure lake
Planning Status	Consent for B1a use
Terms	Freehold or leasehold
Timing	Immediately available
Transport	Short road access to dualled A421 just south of Bedford
Indicative additional jobs	c.600



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# 23.

# Bedford

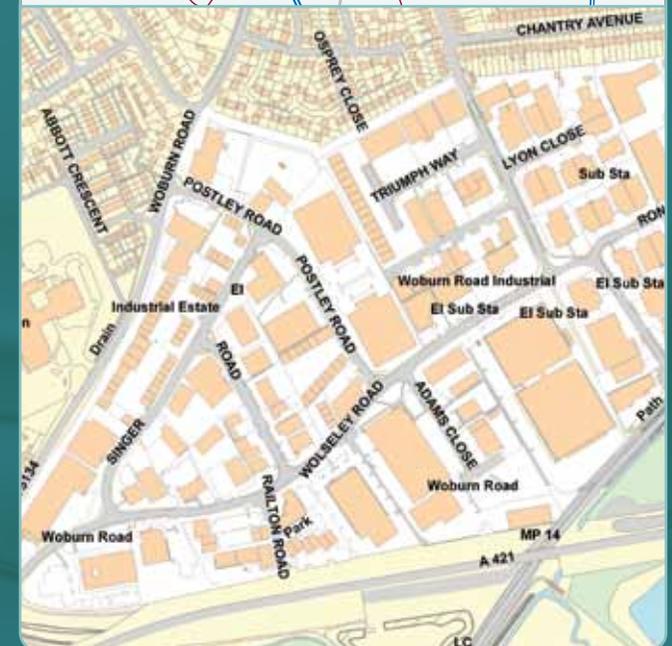
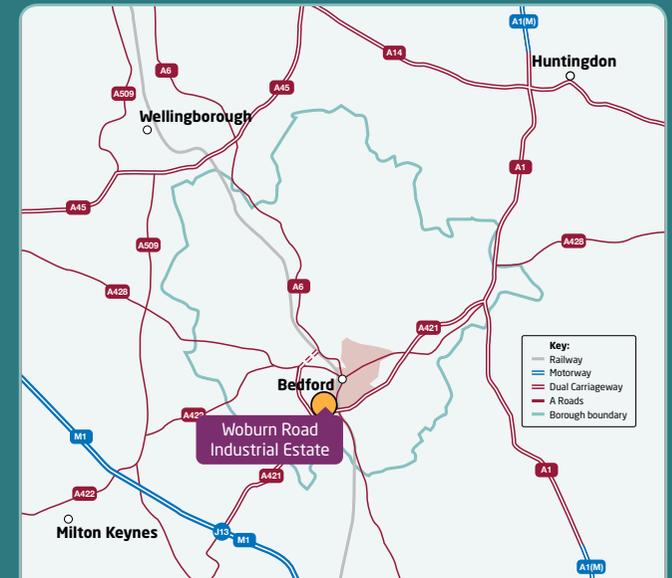
## Woburn Road Industrial Estate Kempston, Bedford

This modern industrial estate is one of the three major business estates in Bedford and has a number of available properties from 60 m<sup>2</sup> to 4,800 m<sup>2</sup> (up to 16,000 m<sup>2</sup> in total).

Access is directly onto the A421, M1/Bedford/A1, dualled link road providing excellent communication with Milton Keynes, Cambridge, London and the South, the Midlands and the North and beyond.

### Key Data

Floorspace	From 60 m <sup>2</sup> /650 sq ft to 4,800 m <sup>2</sup> /52,000 sq ft (up to 16,000 m <sup>2</sup> /175,000 sq ft in total)
Occupier Aims	Mixed use business park
Surrounding Uses	Mixed use business park
Planning Status	Permissions for B1 to B8 uses
Terms	Freehold or leasehold
Timing	Immediately available
Transport	Access directly onto A421
Indicative additional jobs	c.400



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## Elms and Viking Industrial Estate Bedford

This industrial estate is one of three major business estates in Bedford and has a number of available properties from 220 m<sup>2</sup> to 6,400 m<sup>2</sup> (up to 35,000 m<sup>2</sup> in total).

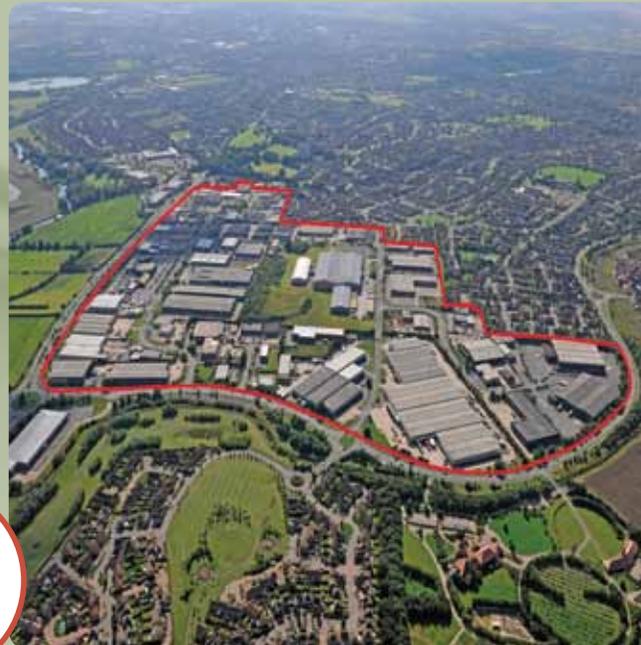
In close proximity to residential, out of town retail and just one mile of free flowing road to the A421 dualled link road, the estate has excellent connections with Milton Keynes, Cambridge, London and the South, the midlands and the North and beyond.

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### Key Data

Floorspace	From 220 m <sup>2</sup> /2,400 sq ft to 6,400 m <sup>2</sup> /70,000 sq ft (up to 35,000 m <sup>2</sup> /400,000 sq ft in total)
Occupier Aims	Mixed use business park
Surrounding Uses	Mixed use business park
Planning Status	Permissions for B1 to B8 uses
Terms	Freehold or leasehold
Timing	Immediately available
Transport	Rapid access onto A421, the M1/Bedford/A1 link road
Indicative additional jobs	c.875



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# 25.

## Cardington Shed No.1 Shortstown, Bedford

Former Airship Shed No.1 is an exceptional space of some 20,000 m<sup>2</sup> of floor area (and nearly 50 m height) for a range of possible uses. It is also a listed building currently awaiting restoration through a proposed S106 agreement associated with an adjoining housing development.

Recently used for airship development work and music rehearsal space, the neighbouring Shed No. 2 has been used as a film studio by Warner Bros for a number of recent major films. Just off the A421, the location has excellent connections with the A1 and M1 and therefore Milton Keynes, Cambridge, London and the South, the Midlands and the North and beyond.

### Key Data

Floorspace	c.20,000 m <sup>2</sup> /220,000 sq ft
Occupier Aims	Uses suited to its exceptional status
Surrounding Uses	Film studio and airfield
Planning Status	Permission for B2 to B8 uses
Terms	Freehold or leasehold
Timing	Immediately available
Transport	Nearby access to A421
Indicative additional jobs	c.500



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